



**CITY OF CORNING
PLANNING COMMISSION AGENDA**

**TUESDAY, NOVEMBER 18, 2014
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

A. CALL TO ORDER: 6:30 p.m.

B. ROLL CALL:

**Commissioners: Reilly
Barron
Poisson
Mesker
Chairman: Robertson**

C. MINUTES:

1. Waive the reading and approve the Minutes of the October 21, 2014 Planning Commission Meeting with any necessary corrections.

D. BUSINESS FROM THE FLOOR: If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, and briefly identify the matter you wish to have placed on the Agenda. The Commission will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Commission from taking formal action on the issue, however unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.

E. PUBLIC HEARINGS AND MEETINGS: Any person may speak on items scheduled for hearing at the time the Chairman declares the Hearing open. ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.

F. REGULAR AGENDA: All items listed below are in the order which we believe are of most interest to the public at this meeting. However, if anyone in the audience wishes to have the Agenda order changed, please come to the podium and explain the reason you are asking for the change.

2. 2014-2034 General Plan Update:

- a. Review and discussion of "Mixed Use" Regulations; and**
- b. Provide draft "Implementation Measures" for future discussion.**

G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

H. ADJOURNMENT:

POSTED: FRIDAY, NOVEMBER 14, 2014



**CITY OF CORNING
PLANNING COMMISSION MINUTES
TUESDAY, OCTOBER 21, 2014
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

A. CALL TO ORDER: 6:33 p.m.

B. ROLL CALL:

**Commissioners: Reilly
Barron
Poisson
Mesker
Chairman: Robertson**

All members of the Commission were present except Commissioner Poisson.

C. MINUTES:

1. Waive the reading and approve the Minutes of the September 16, 2014 Planning Commission Meeting with any necessary corrections.

Commissioner Barron moved to approve the Minutes as written and Commissioner Mesker seconded the motion. **Ayes: Robertson, Reilly, Barron and Mesker. Absent: Poisson. Opposed/Abstain: None. Motion was approved by a 4-0 vote with Poisson absent.**

D. BUSINESS FROM THE FLOOR: None.

E. PUBLIC HEARINGS AND MEETINGS: None.

F. REGULAR AGENDA:

2. 2014-2034 General Plan Update:

a. Review and Discussion of existing and proposed General Plan Goals, Policies, and Objectives with potential revisions and additions.

Planning Consultant John Stoufer began by stating that last month the Commission was presented with the proposed General Plan's Goals, Policies and Objectives for each of the groups to review prior to tonight's discussion of any potential revisions and additions. He emphasized that these are the heart of the General Plan. Mr. Stoufer stated that tonight he and Mr. Diaz are seeking the comments, questions and suggested revisions/additions from the Commission.

He stated that the second part contains more information which he has provided tonight in the folder for discussion next month. This information relates to the Mixed Use Ordinance that resulted from the adoption of the City's 2009-2014 Housing Element concerning regulations regarding transitional housing, emergency shelters, etc. in a mixed type use. This will be incorporated into our Land Use Element. Mr. Stoufer stated they would not get into this too much tonight; rather his intention is to provide them the next 30 days to review the information for future discussion.

Mr. Stoufer stated that the City has received two requests relating to two separate parcels from land owners wishing to change their existing Land Use designation which are:

- a. The first is located on Toomes Avenue, it was recently purchased and the new owner would like to change from Commercial to a Multi-Family Residential.
- b. The second one is Hall's Mortuary, currently located within a Residential Zone however they were grandfathered in as a legal Non-Conforming Use. The owner has recently purchased and wishes to install a crematory to expand their use to provide this additional service, however unfortunately regulations do not allow the expansion of a Non-Conforming Use. Mr. Stoufer stated that he has explained that the City is currently going through the General Plan process of potentially amending the General Plan and he could apply to change the zoning allowing this.

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Mr. Stoufer and Mr. Diaz responded to some stated concerns relating to a zoning change explaining that it could be addressed by the applying a specific zone to the area such as a PD Zone (Planned Development Zone or a Public Facility Zone). This is something to be discussed at a future date. Mr. Diaz, in regards to the second request stated that this particular use presents air quality issues that need to be addressed. Mr. Stoufer clarified that to date the City has not received an application for this change from neither of these property owners.

The Planning Commissioners stated that Eihnard Diaz has done a great job with the proposed document.

The Commissioners, with the assistance of Planning Consultant John Stoufer and Project Consultant Eihnard Diaz, reviewed the 19 page proposed General Plan Goals, Policies and Objectives provided to them at the September 16th meeting page by page. Some of the items pointed out and discussed were typographical errors, duplications of numbers, use of acronyms, and wording clarifications made (i.e. shall or should, etc.)

Some of the suggested revisions and/or corrections were:

Page 1: Typo on page one, rehabilitation misspelled (Robertson).

Page 5: Typo on W-b (Robertson), W-c, surface water reservoirs (Stoufer)

Page 6: Use of reclaimed water from WWTP (Barron). Stoufer and Diaz stated that sometime in the future this will be something that we will need to do due to regulatory requirements and/or increased fees, etc. for discharge into the river.

Page 6: HER-a, Cultural Resources (Robertson).

Page 7: PRE, how would we implement that (Robertson), also should it say shall or should...will come back next time with some possible implementation measures and decide at that time should or shall.

Page 8: FLA should state "shall be regulated" (Reilly)

Page 9: FLD, and under FLA add in parenthesis: **100 year flood plain** (Diaz and Stoufer)

FS2: Add from crime and fire hazards ...defensible space (Barron)

HM1: To what extent can the City control hazmat transport on City Streets? (Barron) Diaz stated that Commission could designate certain streets, etc. (possible implementation measure)

Page 10: (Diaz) First Policy should be HAS, (Barron) Use of Acronyms (Diaz confirmed that a glossary will be provided.) MB should be measures (Robertson).

Page 12: XU6- Land Development (Barron), what is a community village policy? (Everyone seems okay with it.)

Page 14: Policy, CA (Barron) needs some explanation, Diaz stated that we should have the table for the General Plan and we may want to expand this at a level D on a case by case basis and explained why.

Page 15: PF-9 (Barron), what are specialized facilities; Mr. Diaz stated something like a training facility, (change/add -vocational and/or specialized educational facilities, etc. PF-d: Add an "s" to the word district and name the school districts (Corning Union Elementary School District and Corning Union High School District).

Page 16: AQ-d (Robertson): Robertson and Reilly do not like Increased densities, (Diaz, add an implementation measure and discuss later.

Page 17: AQ-f (Barron) should say: Air Pollution Control District, also lists (2) AQ-f's at the bottom of Page 16 and top of page 17. Diaz stated bottom of pg. 16 should be AQ-e.

Under Climate Change:

CC-3 and CC-5 (Barron) seems contradictory...Mr. Diaz clarified that they are different, one refers to electricity use and the other refers to electricity generation (Wind turbines, solar, etc.).

Page 18: CC-b (Diaz) Remove the first "County" as it is duplicated. CC-e (Reilly), would like to remove Multi-Level Mixed Use with Commercial lower and Residential above. Diaz stated that we need to define the higher densities and mixed uses on a map.

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Page 19: E-e (Barron) suggested the addition of "biomass" recyclable energy.

b. Review Vacant Lands Information.

Planning Consultant John Stoufer clarified that this title should have stated "Suggested Vacant Land Use Information." Mr. Stoufer clarified that this was discussed previously, specifically the two zoning change requests.

G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR: None.

H. ADJOURNMENT: 7:59 p.m.

Lisa M. Linnet, City Clerk